



**283 BECKER Street  
Kitchener, ON N2B 1X8**

**NEW**



**MR/Multi-Unit - 3 Units/Sale**

**Price: \$625,000**

MLS®#: **30762286**  
 Region: **Waterloo**  
 Municipality: **2 - Kitchener East**  
 Neighbourhood: **224 - Heritage Park/Rosemount**  
 Bldg Type/Style: **Detached/2 Storey**  
 Age/Yr Built: **51-99 Years**  
 Sq.Ft: **1836 / Public Records**  
 Taxes/Year: **\$4,193/2019**  
 Legal Desc: **PT LT 21-22 PL720 KITCHENER AS IN 1241781**  
 Current Use: **Residential**  
 Heat: **Gas/Forced Air**  
 Water: **Municipal/**  
 Brokerage: **RED AND WHITE REALTY INC.**  
 CrossSt/Dir: **KRUG ST**

Status: **Active**  
DOM:

Total Units: **3**  
Acres/Rng: **< 0.5**  
Storey(s): **2.0**  
Ownership: **Freehold**

Sewer: **Sewer (Municipal)**

**Property Details**

Roof: **Asphalt Shingle**  
 Exterior: **Brick**  
 Foundation: **Poured Concrete**  
 Bsmt Size/Fn/Dev: **Full/Fully Finished**  
 Soil Type: **Location: Urban**  
 #/Type of Garage: **2.0/Detached**  
 #/Driveway/Type: **2.0/Front Yard, Private Single Wide/Asphalt**  
 Fire Protection: **Carbon Monoxide Detector, Smoke Detector**  
 Remarks

**Well cared and maintained purpose-built triplex in Heritage Park/Rosemount ideally located short drive to Stanley Park steps away from groceries, shopping, transit, expressway access, and all amenities. Two spacious 2 bedroom units with separate living-room and eat-in kitchen, also one- 1 bedroom unit with a separate kitchen and living room. Ample parking in the rear and two detached car garages. Family-friendly neighborhood. Roof 2014, all windows replaced, electrical and plumbing updated. Tenants pay separate hydro and hot water. Long term good tenants. Excellent investment opportunity.**

**Property Features**

Interior Features:  
 Exterior Features:  
 Inclusions: **3 fridges, 3 stoves, washer, dryer (coin operating)**  
 Exclusions: **Tenant belongings.**

Roll#:	<b>301203001413500</b>	Assessment:	<b>\$377,500/2019</b>	Survey:	<b>None</b>
Pin#:		Zoning:	<b>R2A</b>	HST Applicable:	<b>No</b>
Lot Shape:	<b>Rectangular</b>	Frontage:	<b>51.08 Ft</b>	Depth:	
Fin Info Is:		For Yr Ending:	<b>2018</b>	P/L Proforma:	
Rental Income:	<b>\$29,448</b>	Other Income:		Net Income:	<b>\$20,801</b>
Expenses:	<b>Actual</b>	Total Op Exp:	<b>\$8,647</b>	Laundry Inc:	<b>\$300</b>
Admin Fee:		Bldg Insur:	<b>\$672</b>	Maint/Repairs:	<b>\$1,130</b>
Heat Expenses:	<b>\$2,136.45</b>	Hydro Exp:	<b>\$574</b>	Water Exp:	
Comm Elem Fee:		Adl Mnth Fees:		Rent Regi:	
Tenant Pays:	<b>Cable TV, Hydro, Other - see Remarks</b>			Leases:	<b>No</b>

**Units Information**

**Number of Units**

Bachelors:	6 + Bedrooms:	Rooms: <b>3</b>
1 Bedrooms: <b>1</b>	Industrial:	Student Roomers:
2 Bedrooms: <b>2</b>	Office:	Units Occupied: <b>3</b>
3 Bedrooms:	Retail:	Stories: <b>2.0</b>
4 Bedrooms:	Other:	
5 Bedrooms:		

**Equipment Included**

Refrigerators:	<b>3</b>
Stoves:	<b>3</b>
Washers:	<b>1</b>
Dishwashers:	<b>0</b>
Dryers:	<b>1</b>
Microwaves:	<b>0</b>

**Listing Information**

Financing:	<b>Seller To Discharge</b>	Occupant:	<b>Tenant</b>
Sign:	Lockbox:	Deposit:	<b>25000</b>
Commence Date:	<b>09/03/2019</b>	Under Contract:	<b>None</b>
	Holdover Days:	Possession:	<b>Immediate</b>
		SPIS:	<b>No/No</b>

**Prepared By: KRYSTYNA SWITALSKA,  
Salesperson  
RED AND WHITE REALTY INC.**

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